

**City of Chula Vista  
Parks and Recreation Commission  
Minutes**

**Thursday – 6:30 p.m.  
Public Works Center**

**May 15, 2003  
1800 Maxwell Rd**

Meeting called to order by Chair Larry Perondi at 6:30 p.m.

Staff Present:       Buck Martin, Director of Recreation  
                          Dave Byers, Director of Public Works Operations  
                          Shauna Stokes, Assistant Director of Recreation  
                          Jack Griffin, Assistant Director of Building and Parks Construction  
                          Mary Hofmockel, Principal Landscape Architect  
                          Duane Bazzel, Principal Planner  
                          Ed Hall, Principal Recreation Manager  
                          Brian Cox, Principal Recreation Manager  
                          Joe Gamble, Landscape Planner II  
                          Ted Nelson, Recreation Supervisor III  
                          Margarita Cellano, Recording Secretary

Guests:               John Willett, C.V. Resident, Representative, Otay Valley Regional Park  
                          Janeen Reed, Trails in Open Space  
                          Mark Kukucher, Horse Trails  
                          Jon Rilling, Otay Land Company  
                          Peter Watry, Chula Vista Resident, Crossroads II Representative  
                          Susan Watry, Chula Vista Resident  
                          Cynthia Drake, Chula Vista Resident  
                          Olsie Owens, Chula Vista Resident  
                          Don Ross, Project Manager, The Otay Ranch Company  
                          Patrick Coughy, Wimmer, Yamada and Coughy Landscape Architects  
                          Brad Hilliker, Landscape Architect, Wimmer Yamada and Coughy  
                          Peggy Gentry, Chapin Land Management, Inc.

**1. Roll Call/Motion to Excuse**

Members Present:   Commissioner Salcido, Commissioner Ramos, Commissioner Perondi, Commissioner Strahl, Commissioner Rios

Members Absent:    Commissioner Weidner, Commissioner Rude

MSC (Rios/Ramos) to excuse Commissioner Weidner and Commissioner Rude from tonight's meeting

**2. Public Comments** – Mr. Watry and Ms. Reed informed the Commission that they would address the Commission when their item of interest comes up on the Agenda.

**3. Action Items**

- a.       **Minutes of April 9, 2003 Special Meeting** – MSC (Strahl/Rios) (Vote 5-0-0-2 Weidner and Rude absent) to move this item to the June 2003 Parks and Recreation Commission Meeting.
- b.       **Minutes of April 17, 2003** – MSC (Rios/Salcido) (Vote 5-0-0-2 Weidner and Rude absent) to approve the minutes as presented

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- c. **Otay Ranch Neighborhood Park Village 1 West** – Mr. Patrick Coughy of Weimer, Yamada, and Coughy discussed the park elements and programming of Otay Ranch Neighborhood Park. Items discussed include: park is 5.7 acres and is located on East Palomar Street and a soon to be constructed cul-de-sac that will serve an upcoming Elementary school and park.

Elements and programming include: one softball field with an overlaid multi-purpose turf area, children's play area with accessible play equipment, picnic facilities, basketball court (not lighted), pedestrian walkways and paths, comfort station, on-site parking (25 spaces), and pedestrian and security lighting. Additional feature in the park includes a council ring that serves as a gathering area for informal socializing. Poetry phrases are embedded within the concrete circles to serve as a discussion and focal point.

The comfort station is located within proximity to the tot lot and picnic areas. The floor plan design takes into consideration the architectural vernacular of the modernized agrarian theme. Construction materials include, stone accents, painted stucco, and galvanized gates.

Commissioner Strahl asked if the walk-way/path went around the park, and if provisions for dog deposit stations were strategically placed and accessible.

Mr. Coughy responded that the path/walk way did go around the parameter of the park, and dog deposit stations were placed throughout the park. These items are standard in all parks.

Commissioner Salcido asked if secondary lighting was a provision in the park for security purposes.

Mr. Gamble (*Landscape Planner II*) responded that security lighting was a provision along the concrete pathways.

Commissioner Strahl commented that he would like to see the basketball courts lit.

Ms. Hofmockel (*Principal Landscape Architect*) responded that discussion on lighting program elements in parks would be discussed at the June meeting, or whenever the lighting policy is placed on the agenda.

The Commission discussed the proposed name "Horizon Park", and decided that it would fit the park well.

**MSC (Salcido/Rios) (Vote 5-0-0-2 Weidner and Rude absent) to approve the proposed Park Master Plan in Otay Ranch Village 1 West as presented with the caveat that lights to the basketball court be stubbed underground, and approve the proposed name of the park as "Horizon Park."**

- d. Proposed Greenbelt Master Plan - Mr. Duane Bazzel (*Principal Planner*) introduced himself and the consultant, Peggy Gentry. Mr. Bazzel also informed the commission on the intent and purpose of the Greenbelt Master Plan, which is intended to link existing and future parks that occur within the City and surrounding municipalities. A Power Point Presentation was provided to commission on the Greenbelt Master Plan, and briefly discussed key elements that include: General Plan Concept, Goals, Specific Segment Issues

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and Recommendations, and Implementation and Management. This Master Plan is tentatively scheduled for presentation to the Planning Commission on May 28. Mr. Bazzel discussed specific segments, issues, and recommendation related to each element.

Commissioner Rios asked if the Greenbelt was considered a park.

Mr. Bazzel explained that the Greenbelt was not entirely owned by the City of Chula Vista, but other jurisdictions owned much of the open space.

Commissioner Salcido stated that the equestrian rink in Rohr Park should be changed to a more functional park since Rohr Park is not equestrian oriented.

Chair Perondi commented that this was a well thought out planned concept, and he could see the strong cooperation between all municipalities.

Chair Perondi opened the floor for comments by the public.

Mr. Peter Watry, representative of Crossroads II talked briefly about the presentation. Mr. Watry stated that he was an enthusiastic supporter of the Greenbelt concept when it was developed 15-years ago, and that over the years, the concept was changed without public input. He also stated that that the original concept of the Greenbelt was an open space separation, and asked when the Greenbelt changed from open space to a trails plan? He also informed the Commission that he submitted his Greenbelt concerns and changes to the Planning Department earlier in the day for consideration. He asked that the Commission, and city staff change their culture in decision making to include public input. In addition, Mr. Watry requested that the Parks and Recreation Commission not take action on the Greenbelt Master Plan, until they have sufficient time to review all the information from the public.

Ms. Janeen Reed serves as a volunteer patrol and representative of Bonita Trails Organization. She talked briefly about the open space trails, and greenbelt areas and stated that these areas are all important in the concept. She stated that the community needs the Rohr Park equestrian rink, because there are no public horse arenas. She went on to say that the area in Rohr Park is integral to the history of the region, and that the number 1 request made by kids in the National City area is to ride a horse. She also stated that with the construction of SR 125, there would be a reduction in the equestrian area at Summit Park. In addition, trails are used not only by equestrians, but bicyclists, walkers, and bikers, and their use evolves over time. She asked that the Commission not move the horse rink from its present location in Rohr Park because currently, this is the last public horse arena in the area.

Commissioner Strahl stated that before he takes action on the Greenbelt Master Plan, he would like to receive more information that includes the Planning Department's comments and public comments.

**MSC (Strahl/Rios) (Vote: 5-0-0-2 Weidner and Rude Absent) that the Parks and Recreation Commission approves the Master Plan in a conceptual way with its many positive attributes, but cannot approve it until they receive more public input and Planning Commission input. It is requested that Mr. Bazzel returns in June with comments from the Planning Commission.**

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- e. Rohr Park Master Plan Existing Conditions – Mr. Byers (*Director of Public Works Operations*) presented a map of the current Rohr Park conditions.

Commissioner Strahl informed the Commission that he would like them to consider and recommend to the City Council that the Master Plan be updated and include Rohr Recreation area, golf course, 3-acres of land, and the land by Central Avenue. He went on to say that public input is needed on how they see this recreation area.

Discussion took place as to whether the City of Chula Vista is allowed to utilize the three-acres adjacent to the golf course for purposes not related to the golf course or City use. The Commission raised the question as to how the property was acquired and whether that acquisition and its associated financing allowed the lease of the property to the County of San Diego for a library or other uses or purposes.

Mr. Griffin (*Assistant Director of Building and Park Construction*) stated that he would talk with the City Attorney's office, and will report back to the Commission as soon as he has an answer.

**MSC (Strahl/Salcido) (Vote: 5-0-0-2 Weidner and Rude Absent) that the Chula Vista City Council support the Parks and Recreation Commission's recommendation that an updated Rohr Park Master Plan be developed for the Rohr Park Recreational Area to include community and stakeholder input defined as Rohr Park, the Chula Vista Municipal Golf Course, and yet to developed land adjacent to the golf course, (i.e., 3-acres west of the South Bay Banquet Center and 2 triangle parcels along Bonita Road and Sweetwater/Central Avenue.**

Ms. Stokes (*Assistant Recreation Director*) stated that this item could be presented to the City Council under Boards and Commissions, and that a report would be developed, and could possibly be presented at either the June or July meeting.

Commissioner Strahl stated that he would like to address the City Council when this item is brought forward to them.

#### 4. Information Items

- a. **Consideration of Proposed Recreation Strategic Plan Initiatives and Goals** – Mr. Martin (*Director of Recreation*) discussed the proposed Recreation Strategic Plan Initiatives and Goals, and briefly discussed the Strategic Plan process. He also went on to say that this Strategic Plan would be reviewed on a quarterly basis, and serves as a guide for the Recreation Department.

**The Commission endorsed the Recreation Department's Proposed Five Year Recreation Strategic Plan Initiatives and Goals and the mission, vision, and values statements.**

- b. **Capital Improvement Project Program** – Mr. Griffin (*Assistant Director of Building and Park Construction*) informed the Commission of the Chula Vista Five-Year CIP Projections. Mr. Griffin informed the Commission that this item would be presented to the City Council on May 20, 2003. In addition, Mr. Griffin discussed the Western Chula Vista Infrastructure Financing Program, and the main objective is to focus resources in the western portion of the City.

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- c. **Veteran's Park Status** – Mr. Griffin (*Assistant Director of Building and Park Construction*) discussed status of Veteran's Park. He informed the Commission that it is anticipated that the park would be completed by August 2005. Mr. Griffin briefly talked about the Design Build process for this project.
  - d. **Design Build Status** – Mr. Griffin (*Assistant Director of Building and Park Construction*) informed the Commission that the City has pre-approved lists for design build contractors. He talked about the process of creating a new list of design builders for libraries, parks, etc. and stated that an RFQ was sent out. In addition, he stated that his department received information on 12 contractors, and that interviews would be conducted the following week. He also stated that this information would be going to Council in June for approval. Mr. Griffin discussed the process and intent of the Design Build process.
  - e. **Rohr Park Ballfield #18 Update** – Mr. Cox (*Principal Recreation Manager*) provided an update on Ballfield #18. Mr. Cox stated that Recreation staff met with Bonita Rebels Soccer regarding concerns with the Department's allocation of Rohr Ball Field #18. Through discussion, the department has agreed to release one additional evening per week for utilization by YSC organizations through the twice-yearly allocation process.
  - f. **Otay Park Master Plan** – Ms. Hofmockel (*Principal Landscape Architect*) provided a copy of the Otay Park Master Plan for information.
5. **Unfinished Business - None**
6. **New Business - None**
7. **Written Communications - None**
8. **Commission Comments -**
- Commissioner Perondi asked to be excused from the June 19, 2003 Commission Meeting.
9. **Staff Comments -**
- a. Recreation Monthly Report – Mr. Martin (*Director of Recreation*) discussed the May monthly Recreation Report.
  - b. Jim Thomas, Recreation Supervisor II Retirement – Retirement party on Wednesday, 5/21/03 at the Woman's Club from 4-7 p.m. RSVP to Margarita Cellano at 409-5979.
10. **Other - None**

Meeting adjourned at 9:30 p.m. to next meeting of June 19, 2003, which will be held at the Public Works Center at 6:30 p.m.

Submitted by:  
Margarita Cellano  
Recording Secretary